



Livable Streets Update (FIVE IN FIVE)



December 5, 2003

Volume 1, Number 7

IN THIS ISSUE

PUBLIC HEARING ON
PRELIMINARY DESIGN PLAN
FOR FAYETTEVILLE STREET
MALL CONTINUED UNTIL
JAN. 6
Page 1

COUNCIL HEARS UPDATE OF
PLANS FOR
THE HUDSON PROJECT
Page 2

FUNDING RESOLUTION
APPROVED FOR PROPOSED
CONVENTION CENTER,
OTHER DOWNTOWN CAPITAL
IMPROVEMENTS
Page 3

LIVABLE STREETS MEETING
CALENDAR Page 4



Livable Streets

PUBLIC HEARING ON PRELIMINARY DESIGN PLAN FOR FAYETTEVILLE STREET MALL CONTINUED UNTIL JAN. 6

The Raleigh City Council will hear additional public comments on the preliminary design plan for Fayetteville Street Mall at its Jan. 6 meeting.

Council members conducted a public hearing on the plan the evening of Dec. 2 night and decided to continue the hearing until the Jan. 6 meeting, which begins at 7 p.m. at the Avery C. Upchurch Government Complex, 222 W. Hargett St. About 10 citizens spoke at the Dec. 2 public hearing. Representatives from the City's design consultants attended the hearing and gave an overview of the project.

On Nov. 5, the City Council voted to select the "Civic A" preliminary design plan for remaking Fayetteville Street Mall and opening it up to vehicular traffic. The project is the first phase of the "Livable Streets" Downtown Plan -- the Fayetteville Street Renaissance project. The Fayetteville Street Renaissance project is an economic development and revitalization effort for the downtown street. The project includes design of improvements to Fayetteville Street Mall, portions of which would be opened to vehicular traffic in the 100 to 400 blocks, including conversion of Hargett and Martin streets from one-way streets to two-way streets.

Under the Civic A basic preliminary design plan selected by the City Council for Fayetteville Street Mall, two 11-foot travel ways would be centered in the corridor with parallel parking. Traffic signals would be added at Davie, Martin, Hargett and Morgan streets. The project would connect in front of the State Capitol. There would be a wide streetscape for artwork, open space and outdoor dining. Also, the redesigned street would create a vista to the Capitol and allow flexibility for parades, festivals and other events.

Contacts

City of Raleigh
Planning Department
George Chapman, Director
(919) 890-3125
george.chapman@ci.raleigh.nc.us

Ken Maness
(919) 890-3655
ken.maness@ci.raleigh.nc.us

Urban Design Center
133 Fayetteville Street Mall
Dan Douglas
(919) 807-8441
Daniel.douglas@ci.raleigh.nc.us

Raleigh Convention and
Conference Center
500 Fayetteville Street Mall
Roger Krupa, Director
(919) 831-6011
roger@raleighconvention.com

Fayetteville Street Mall
Renaissance
City of Raleigh
Central Engineering
Dean Fox
(919) 890-3030
dean.fox@ci.raleigh.nc.us

City of Raleigh
Transportation Department
Jimmie Beckon, Director
(919) 890-3430
jimmie.beckon@ci.raleigh.nc.us

Regulatory Reform
City Of Raleigh
City Attorney
Thomas McCormick, Jr.
(919) 890-3060
Tom.McCormick@ci.raleigh.nc.us

Newsletter &
Communications
City of Raleigh
Public Affairs Department
Jayne Kirkpatrick, Director
(919) 890-3100
jayne.kirkpatrick@ci.raleigh.nc.us

COUNCIL HEARS UPDATE OF PLANS FOR THE HUDSON PROJECT

The Raleigh City Council on Dec. 2 received an update on the progress made on the development of the former Hudson Belk building renamed the Hudson.

The former Hudson Belk building, vacant since 1995, is in the process of being renovated to house condominiums and retail shops under a plan formally approved by the Raleigh City Council. Steven Shuster, Clearscapes, architect, speaking for King's Building and Development advised the City Council that demolition of the building is complete and ready for inspection. Construction is set to begin before the end of the year. Twenty-three of 64 condominiums have been committed along with 60 percent of the ground-level retail space.

The Hudson will feature 60 one-bedroom units and four two-bedroom condominiums that will occupy the second, third, fourth and fifth floors. A roof plaza also will be on the second floor. The basement level will have 86 parking spaces for occupants of the condominiums. The first floor will have 16,100 square feet of space for retail shops and an additional 29 parking spaces for commercial use.

Redevelopment of the building is an integral part of the continuing efforts to revitalize downtown. The 186,730-square foot building was acquired by the City in 1998 as part of a larger downtown redevelopment project in the 400 block of South Wilmington Street. The City purchased the building with the intent of selling it for redevelopment.

Under the agreement approved by the council, construction of the project must begin by Dec. 31 or the City can exercise its option to buy the building back. If at anytime prior to Dec. 31 King's Building and Development determines that it cannot proceed with construction, the company must notify the City as soon as possible. Furthermore, the redevelopment project must be substantially complete by Dec. 31, 2004 or the property reverts to the City and the redevelopment agreement with King's Building and Development is voided.

The council informally agreed to the terms of the agreement at its June 3 meeting.

Wake County
David Cooke, County Manager
(919) 856-6160
dcooke@co.wake.nc.us

The Downtown Raleigh
Alliance
120 S. Wilmington St.,
Suite 103
Raleigh, NC 27601
(919) 832-1231
Margaret Mullen,
President & CEO
margaretmullen@bellsouth.net

Greater Raleigh Chamber
of Commerce
800 S. Salisbury Street
(919) 664-7000
Harvey Schmitt,
President & CEO
hschmitt@the-chamber.org

Greater Raleigh Convention
& Visitors Bureau
421 Fayetteville Street Mall,
Suite 1505
Raleigh, NC 27601
(919) 834-5900 or
(800) 849-8499
David L. Heintz, CDME
President and CEO
dheintz@raleighcvb.org

Web links
City of Raleigh
www.raleigh-nc.org

Wake County
www.wakegov.com

Downtown Raleigh Alliance
www.downtownraleigh.org

Greater Raleigh Chamber of
Commerce
www.raleighchamber.org

Greater Raleigh Convention
& Visitors Bureau
www.visitraleigh.com

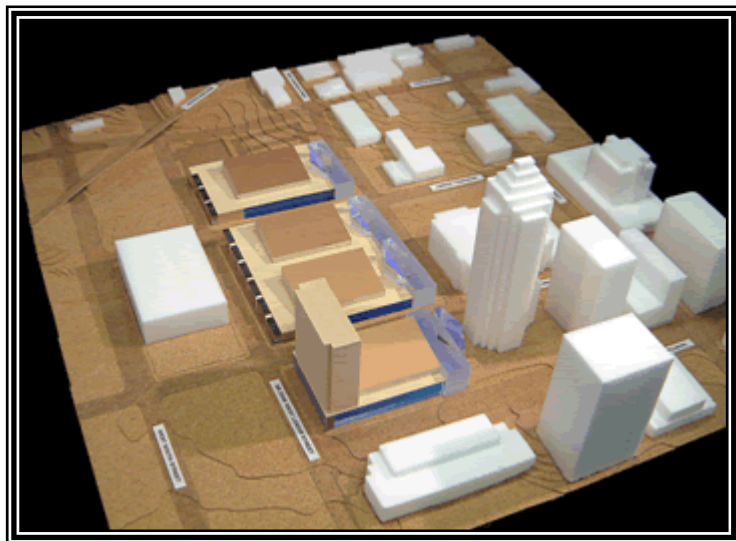
FUNDING RESOLUTION APPROVED FOR PROPOSED CONVENTION CENTER, OTHER DOWNTOWN CAPITAL IMPROVEMENTS

The Raleigh City Council on Dec. 2 approved a resolution of intent to use a master installment financing agreement for financing proposed downtown capital improvements, including a new convention center.

Passage of the resolution does not obligate the City to finance the convention center or other downtown capital projects. The resolution is a procedural step that puts a funding mechanism in place if the projects are approved.

The master installment financing agreement would allow the City to use a pool of collateral as a lien on new projects. The City's funding capacity for the proposed convention center and other specifically identified downtown capital improvements is limited to an amount not to exceed \$400 million, under the resolution approved by council members. The City is considering using certificates of participation to finance the new convention center and other downtown capital improvements, if the projects are approved.

Before approving the resolution, council members held a public hearing on the proposed master installment financing agreement. The council also received a brief overview on the design of the proposed convention center from the City's design consultants, and heard public comments on the design of the convention center.



Livable Streets Meeting Calendar

Meeting	Date/Time	Purpose
Joint Meeting Raleigh City Council/Wake County Board of Commissioners	Dec. 11, 6:00 p.m. Raleigh Convention and Conference Center	To receive staff update on progress of proposed convention center
Public Comment at Raleigh City Council meeting	Jan. 6, 6:00 p.m. Avery C. Upchurch Government Complex 222 W. Hargett St.	
Joint Meeting Raleigh City Council/Wake County Board of Commissioners	Jan. 8 6:00 p.m. Raleigh Convention and Conference Centerw	Three concepts will have been developed for review and programs, conceptual options and the budget will be reviewed
Joint Meeting Raleigh City Council/Wake County Board of Commissioners	Feb. 12, 6:00 p.m. Raleigh Convention and Conference Center	Approval of the master plan, confirmation of the program and selection of the schematic design

UPDATED LIVABLE STREETS WEBSITE NOW ONLINE

Downtown is hot and getting hotter with the plans to open Fayetteville Street Mall to traffic, the Progress Energy project, downtown development plans and the proposed new convention center.

There is now one place to keep track of all the activity downtown and stay up to date with the progress made on the Livable Streets program. By going to the City of Raleigh website <http://www.raleigh-nc.org/livablestreets/index.htm>, visitors can keep tabs on the status of downtown projects, view meetings and events calendars, view plans for opening Fayetteville Street and see the entire Livable Streets plan.

THE FIVE IN FIVE GOALS



1. **Complete a Fayetteville Street Renaissance** to reinvigorate the Street as the heart of Raleigh, our ceremonial corridor and the premiere address for office, events and cultural activity.
2. **Fund and build a new Convention Center & Hotel** to attract conventions and trade shows and improve the business environment for hotels, restaurants and other visitor services.
3. **Improve the pedestrian environment** making downtown accessible to everyone. Balance the needs of pedestrians against those of the car. Create an attractive, well lit, safe environment that links office and residential uses to amenities such as restaurants, museums and other venues.
4. **Undertake regulatory reform** to improve the business climate by re-moving regulatory impediments, making it just as easy to do business downtown as any place in the region. Explore adding incentives in the regulations.
5. **Expand downtown management** to take a one stop approach to management and advocacy.